

**FEBRUARY 9, 2016 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 6:15 P.M.**

COUNCIL MEMBERS PRESENT: R. Coe, J. Henderson, J. Pendergraph, R. West
ABSENT – L. McIntosh

OTHERS PRESENT R. Miller, Administrative Services Director
K. Gonzales, City Attorney
D. Schilling, City Engineer
A. Wightman, Police Chief

PLEDGE OF ALLEGIANCE:

Council member R. West led the pledge of allegiance.

PUBLIC COMMENT

None.

Presentation for the 2015 Police Officer of the Year Proclamation was rescheduled to March 8, 2016.

CONSENT CALENDAR

It was moved by Council member R. West, seconded by R. Coe to **approve minutes from the regular City Council meeting on January 26, 2016 and Proclamation Declaring February 2016 as Teen Dating Violence Awareness Month.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) R. Miller presented discussion of a City Council Liaison appointment to the Sacramento Valley Division of the League of California Cities. It was moved by Council member J. Pendergraph, seconded by R. West to **appoint Robert Coe to serve as the Liaison to the Sacramento Valley Division of the League of California Cities.** Vote called – AYES: All. Motion carried.

2) D. Schilling presented discussion of termination of City Council approval for emergency contracting for repairs to Well #3. Well # 3 is the City's main well which feeds the ground storage water tank for the City. In turn, three booster pumps pull water from the ground level tank and feed the elevated storage tank. The ground level tank is also the only tank that feeds the fire booster pump that pumps 2,000 gallons per minute (gpm) for firefighting. On October 13, 2015, Council acknowledged receipt of the City Manager report explaining the Well #3 emergency contracting action and the reasons for it; determined and confirmed that there was an emergency condition requiring emergency work; and, determined that there was a need to continue the emergency action and for the City Manager to continue with the emergency repair work under Public Contract Code section 22050. On Friday, January 22, 2016, Well #3 went back on line after all repairs were completed and two coliform samples came back "clean". There are no additional repairs to Well #3 needed at this time. Therefore, Public Contract Code section 22050 requires that the City Council terminate the emergency action to conduct repairs to Well #3. It was moved

by Council member R. West, seconded by R. Coe **to determine that the emergency contracting action approved by City Council on October 13, 2015 for repairs to Well #3 is no longer needed and be terminated pursuant to Public Contract Code section 22050.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

1) D. Schilling presented discussion of an ordinance Amending Chapters 13.08 and 13.28 of Wheatland Municipal Code Regarding Policies and Procedures for Providing Priority to Affordable Housing Projects. Schilling explained Government Code Section 65589.7 requires that the City adopt written policies and procedures for providing priority water and sewer services to housing developments that include affordable housing units. The goal of this law is to eliminate barriers experienced by affordable housing developers in their efforts to build housing for lower income families and workers. Section 65589.7 requires that such policies and procedures be reviewed and readopted at least once every five years. The purpose of the ordinance is to adopt water and sewer service allocation policies and procedures consistent with Section 65589.7. Staff has analyzed the City's water and wastewater capacity and has determined that wastewater is the controlling utility with regard to the City's ability to provide services to any new development. The City's maximum permitted monthly wastewater treatment plant discharge flow rate is 0.62 million gallons per day (MGD). The current estimate of remaining capacity, taking into account prior allocations granted, is 0.010-MGD or 58 Equivalent Dwelling Units (EDUs). Accordingly, there is capacity available to provide water and sewer service to new developments.

R. West questioned if all this does is give priority of unclaimed sewer capacity to affordable housing projects. D. Schilling confirmed that is correct.

J. Henderson questioned if there are any affordable housing projects scheduled at this time. D. Schilling confirmed the City has not received any applications for an affordable housing project.

Public Comment

None.

It was moved by Council member R. West, seconded by R. Coe **to introduce an Ordinance to Amend Title 13 of the Wheatland Municipal Code to adopt policies and procedures for providing priority water and sewer services to affordable housing projects and waive the full reading of the ordinance.** Vote called – AYES: All. Motion carried.

REPORTS

R. West stated there was no action taken at the LAFCo meeting.

R. Coe stated there are no reports from YSEDC Board members.

D. Schilling stated there is working being done on 4th Street storm drains.

J. Pendergraph reported that the Council and Staff Team Building Session is scheduled for February 27, 2016.

ADJOURN

There being no further business, Mayor Jay Pendergraph adjourned the meeting at 6:15 p.m.

Minutes approve and adopted this 23rd day of February, 2016.

Jay Pendergraph, *Mayor*

Lisa J. Thomason, *City Clerk*

DRAFT